

## **Chapter 5.85**

### **SHORT-TERM RENTALS**

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**5.85.010 Short-term rental defined.**

“Short-term rental” means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests, paying a fee or other compensation for a period of less than thirty consecutive days.

**5.85.020 License—Required.**

It is unlawful to conduct or operate a short-term rental without having obtained a license therefor.

**5.85.030 License—Application—  
Contents.**

Applications shall contain such information as the license official shall from time to time require, including the location of the home, number of rooms therein contained, and the number of persons such home will accommodate.

**5.85.040 License—Application—  
Investigation.**

Applications shall be referred by the license official to the fire department, the health

department and such other agencies or departments as the license official may deem appropriate to make or cause to be made an investigation of the short-term rental premises, the applicant and other relevant matters. Departmental recommendation as to the Issuance or denial of the license, based on the above inspections, shall then be referred to the license official for submission to the manager.

**5.85.050 License—Fee.**

The annual fee for a license under this chapter shall be the same as the general business license fee under this title.

**5.85.060 Inspections for compliance.**

A. After a license has been granted, the license official may make periodic inspections of a short-term rental to ensure compliance with this chapter and all other applicable law.

B. The fire department shall perform at least one inspection annually to ensure compliance with applicable codes.

**5.85.060 Permit—Fee.**

The permit fee shall be as specified in the fee schedule adopted pursuant to section 5.06.050.

**5.85.070 Register to be kept.**

Each short-term rental proprietor shall keep or cause to be kept a register of guests. Such registration or list shall be available for inspection by the license official at any time.

**5.85.080 Maintenance—Structure and  
grounds.**

A. A short-term rental shall be maintained to the following minimum standards:

1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the neighborhood; and

2. Required parking areas and access to

parking areas shall be maintained and available for use at all times. Parking for this use shall be contained on the site, and shall not be allowed on the public rights-of-way; and

3. Snow shall be removed from sidewalks and driveways within one hour after the snow has ceased falling, provided that in case of a storm between the hours of five p.m. in the afternoon and six a.m. in the morning, the sidewalk shall be cleaned before eight a.m. the morning following the storm.

B. A short-term rental shall not have any signs on the premises that advertise the use.

C. The use of the dwelling as a short-term rental shall not change the appearance of the dwelling or property for residential purposes.

#### **5.85.090 Excessive noise.**

Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses.

#### **5.85.100 Outdoor pools, hot tubs or spas.**

Outdoor pools, hot tubs or spas shall not be used between the hours of ten p.m. and eight a.m.

#### **5.85.110 Responsible individual.**

One nameplate sign not to exceed three inches by five inches made of weather-resistant material containing the name and telephone number of at least one responsible individual located within the county that can be contacted twenty-four hours a day, and the occupant load of the building as allowed by the city's building code, shall be permanently attached to the building in a conspicuous location near the front entrance of the short-term rental. Such nameplate shall not contain any advertising.

#### **5.85.120 Separate violations.**

For purposes of prosecution of violations of this chapter, each day that any violation occurs is deemed to constitute a separate violation.